

TO LET
INDUSTRIAL/TRADE COUNTER



**Units 1-4 Forth Street,
Stirling, FK8 1UE**

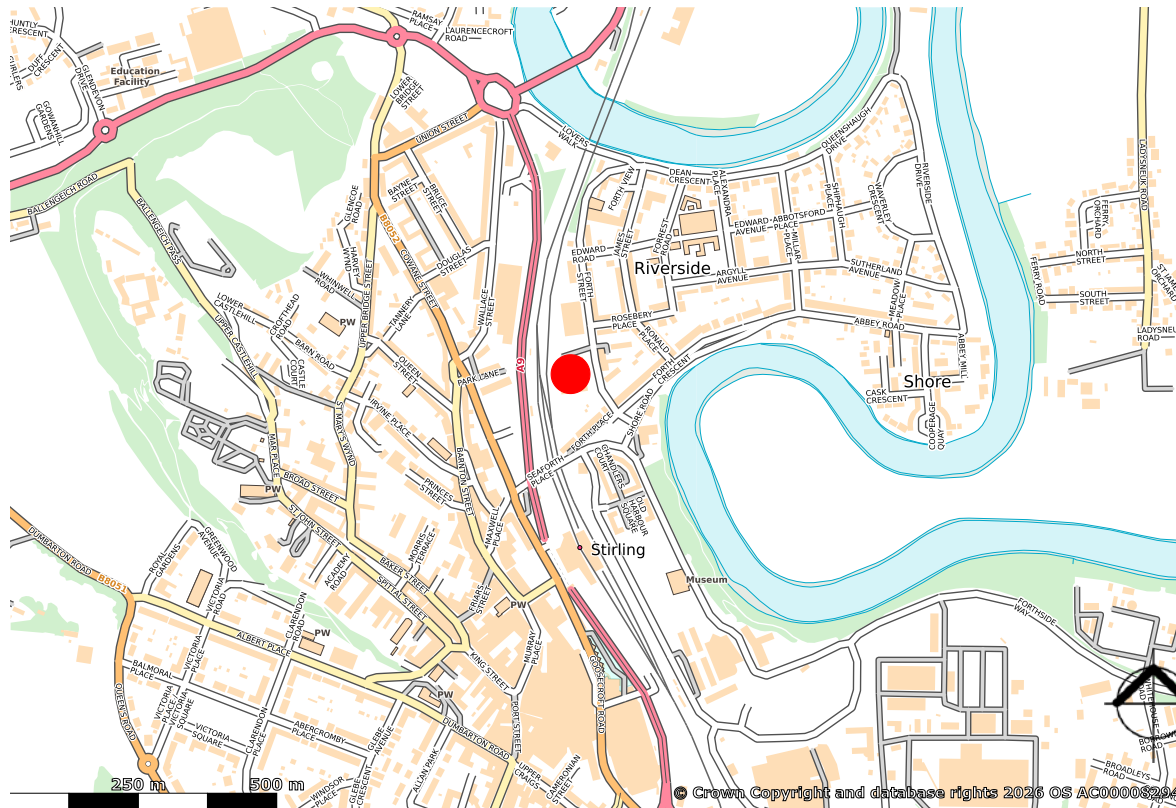
- Located on the Fringe of Stirling City Centre
- Not opted for VAT
- Extends to Approximately 574.23 Sq.M. (6,181 Sq.Ft.)
- Secure Surfaced Yard
- Total Site Area Extends to Approximately 0.45 Acres

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country's central belt.

The city is located approximately 36 miles northwest of Edinburgh and around 27 miles northeast of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with main line railway and bus stations.

The subjects are located on the west side of Forth Street, within the Riverside area of Stirling, less than 1 mile to the north of Stirling City Centre. The immediate vicinity is predominantly residential, however, adjacent properties include Indoor Bowls Centre and Ten Pin Bowling.



The Ordnance Survey extracts, which are for identification purposes only, show the location and extent of the subjects.

DESCRIPTION

The subjects are of steel portal frame construction with part profile steel sheet and part block/brick walls. The roof is pitched and clad with profile metal sheeting. Floors are of concrete construction.

Internally the accommodation comprises a warehouse area along with reception/trade counter area.

The yard area is secured by perimeter fencing and provides extensive external storage and parking.



According to our calculations, the subjects extend to the following approximate gross internal areas:

Total	574.23 sq.m.	(6,181sq.ft.)
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RATING

According to the Scottish Assessors Association website, the subjects are entered into the Valuation Roll as follows:

As of April 2023 - £32,750

Proposed Value as of April 2026 - £40,000



LEASE TERMS

Our clients are offering a new Full Repairing and Insuring lease with flexible terms. Rent on application.

VAT

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

EPC

A copy of the Energy Performance Certificate is available on request.

ENTRY

Early entry is available subject to conclusion of formal legal missives.





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.